

From: Katie Atkinson
Sent: 18 January 2023 11:41
To: Niamh Bonner
Subject: 22/00796/FUL
Importance: High

Good morning Niamh

I trust you are well?

In response to the latest objection shown on the public access site by a neighbour, I can confirm that the applicant is the sole owner of the access road known as Kraig Lane. The two neighbouring properties of Rockwood and The Heights have a 'Right of Access' over this road to access their properties. This is confirmed by the attached segment from the applicant's deeds and the land edged in red on the attached land registry map for ease of reference.

Furthermore, the objector refers to the fact that her children currently play between their garden and field and in doing so cross the road. The field in question is shown shaded pink on the attached plan, as is the plot which is their house and domestic garden. The agricultural field appears to have been levelled, sown to lawn grass and is cut with a mower, effectively removing the 'track' as shown on the plan below. This is a private access road which due to the topography, length and nature of its route from the local road network, means it is very unlikely that any visitors to the site would be travelling at speed, and we note no objections have been made from Highways as a result of this. Should it be deemed necessary 'warning signs' could be erected.

I feel I have dealt sufficiently with the other matters raised by the objection in response to other neighbouring objections. The 3x shepherds huts are positioned within the curtilage of the property and do not protrude beyond into the wider open countryside context than other existing buildings in the vicinity. Each hut is proposed to be 1 bedroomed, therefore, there is not going to be 3x families (and associated noise as referred to) on site as a result of the proposal. All 3 huts are well screened and a proposed rear boundary screening hedge has been proposed and approved by the Council's ecologist.

I hope this clarifies matters but do let me know if I can assist further

Many thanks

Kind Regards,

Katie Atkinson (MRTPI)

KVA Planning Consultancy